



**4700 Atlantic Brigantine Blvd  
 Brigantine, NJ 08203**

**Asking \$1,500,000.00**



**COMMENTS**

Unique opportunity to own the first property on the Island. Expansive views from every room in front and back. Large Bayfront duplex. The larger unit has two levels, both with decks over the bay, a large bonus room on the 1st level with a Murphy bed, could be a 4th bedroom. Inside hot tub on the 1st level. 3rd floor unit has two bedrooms, one bath, and a large bayfront deck. Property owner purchased lot next door, giving 100 frontage, would need variance. Minutes to AC and the best views on the island. Deeded dock and boat slips also come with the lot next door, which makes it 100 frontage.

**PROPERTY DETAILS**

|                  |                 |                    |              |
|------------------|-----------------|--------------------|--------------|
| Outside Features | Parking/Garage  | Other Rooms        | Basement     |
| Bay View         | Attached Garage | Den/TV Room        | Crawl Space  |
| Deck             | Two Car         | Dining Room        |              |
| Patio            |                 | Great Room         |              |
|                  |                 | Kitchen            |              |
|                  |                 | Laundry/Utility Rm |              |
|                  |                 | Recreation/Family  |              |
| Heating          | Cooling         | Water              | Sewer        |
| Forced Air       | Ceiling Fan(s)  | Public             | Public Sewer |
| Gas Natural      | Central         |                    |              |



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